

PLANNING AND ZONING COMMISSION
STAFF REPORT

April 16, 2009



Alley Abandonment AC 09-01: The District

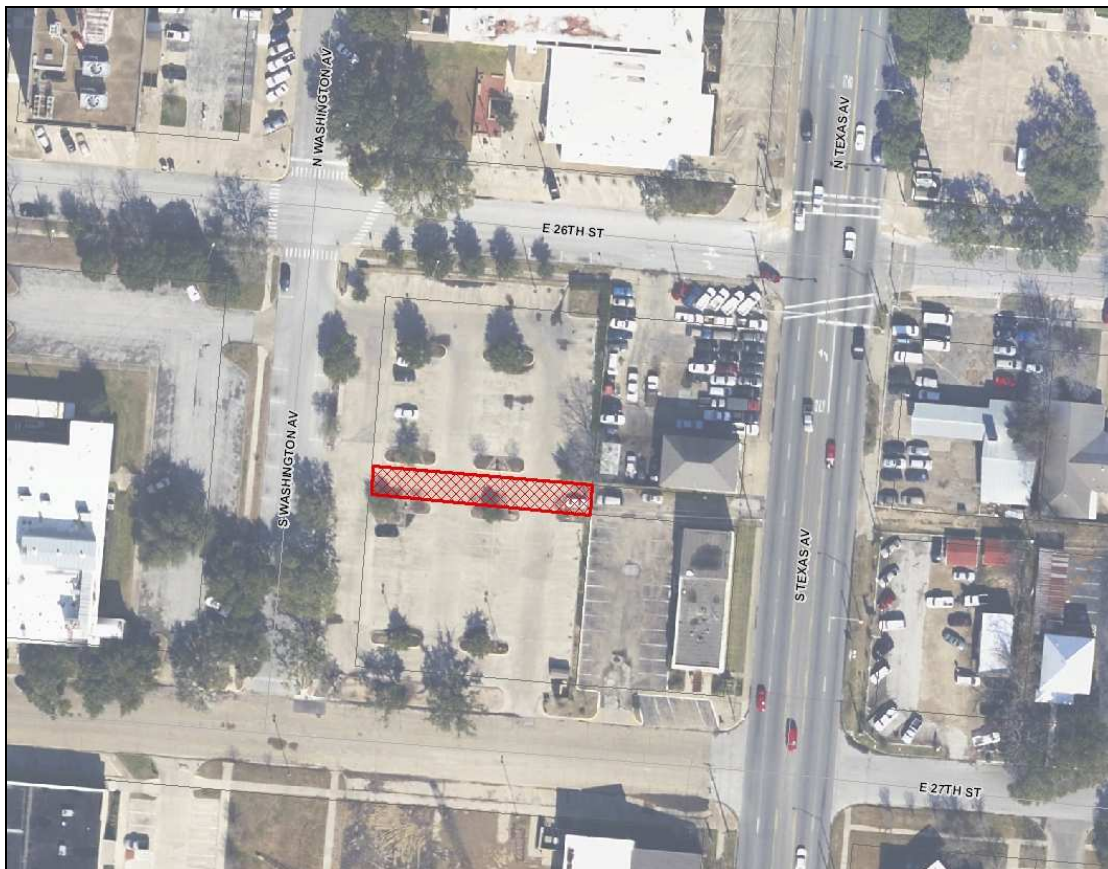
LOCATION: a 20-foot wide and 150-foot long segment of an alley right-of-way in Block 25 of the Bryan Original Townsite, extending east of South Washington Avenue between East 26th and 27th Streets in Bryan, Brazos County, Texas

APPLICANT(S): The District (John McBeth)

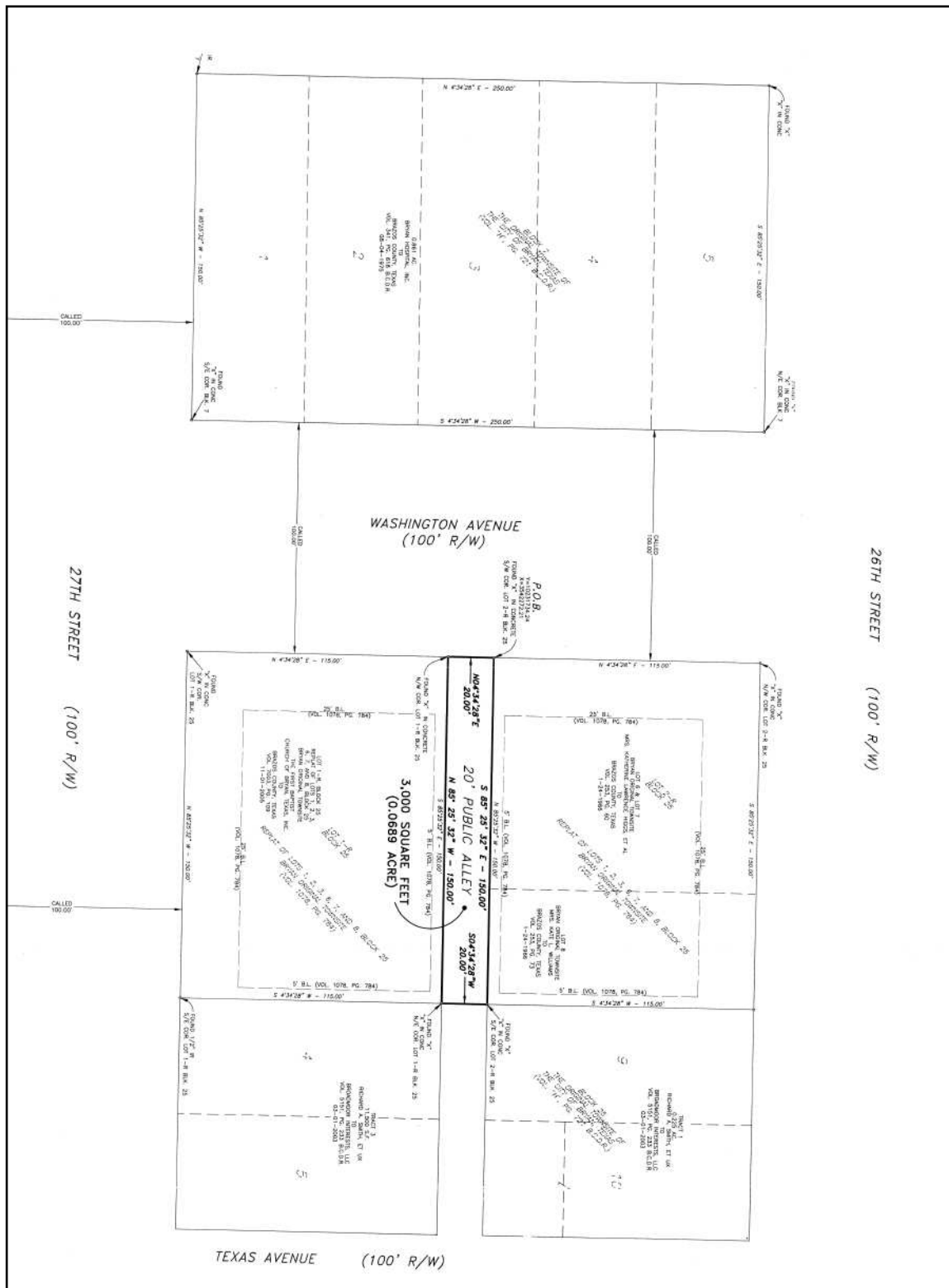
AGENT: Powers Brown Architecture (Nazir Khalfe)

STAFF CONTACT: Julie Fulgham, Project Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** the requested right-of-way abandonment, **subject to** a condition. Please see page three of this staff report for a more detailed description of staff's recommendation.



SURVEY:



BACKGROUND AND ANALYSIS:

The applicants, The District, are requesting the abandonment of this 20-foot wide and 150-foot long segment of an alley right-of-way in Block 25 of the Bryan Original Townsite, extending east of South Washington Avenue between East 26th and 27th Streets. This request of one of three requests scheduled for consideration by the Planning and Zoning Commission on April 16, 2009 to abandon public rights-of-way in this vicinity to facilitate the planned development of property between East 26th and East 27th Streets with a multi-storied parking garage. A portion of this alley will remain as public right-of-way to allow for driveway access to properties located adjacent to North Texas Avenue and not part of the proposed parking garage.

All land located within these requests are proposed to become part of the site for the new parking garage. The alley requested to be abandoned currently extends through the middle of an improved parking lot.

Acting on behalf of the general public, only Bryan's City Council is authorized to officially abandon all or portions of rights-of-way dedicated for public use. The Planning and Zoning Commission hears and makes a recommendation on proposals to abandon any such rights-of-way.

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving** the requested alley right-of-way abandonment, subject to the following condition:

- **that the requested abandonment of right-of-way not be completed until the City of Bryan has approved a formal replat encompassing all property which the applicants owns and/or will own after abandonment of this right-of-way.**

Abandoning the subject right-of-way will allow this land to be integrated with adjacent land in the Bryan Original Townsite. Such a rearrangement of land now within this right-of-way is believed to have the most likely long-range public benefit.